

SUBDIVISION REVIEW SHEET

C16
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CASE NO.: C8-2011-0083.0A

P.C. DATE: June 12, 2012

SUBDIVISION NAME: Herrera Addition

AREA: 0.723 acres

LOTS: 5

APPLICANT: Jesus J. Herrera

AGENT: Cormier Architect
(James Cormier)

ADDRESS OF SUBDIVISION: 308 Kemp St.

GRIDS: L20

COUNTY: Travis

WATERSHED: Country Club East

JURISDICTION: Full Purpose

EXISTING ZONING: SF-3-NP

PROPOSED LAND USE: Residential

NEIGHBORHOOD PLAN: Montopolis

ADMINISTRATIVE WAIVERS: None

SIDEWALKS: Sidewalks will be provided on the subdivision side of the boundary street.

DEPARTMENT COMMENTS: The request is for the approval of the Herrera Addition subdivision. The applicant proposes to subdivide the property into a five lot subdivision for residential use. The proposed plat follows the Montopolis Neighborhood Plan requirements. The City of Austin will provide electric services, and water and wastewater. The developer will be responsible for all cost associated with required improvements.

STAFF RECOMMENDATION: The staff recommends approval of the subdivision, the plat meets all applicable State and City of Austin Land Development Code requirements.

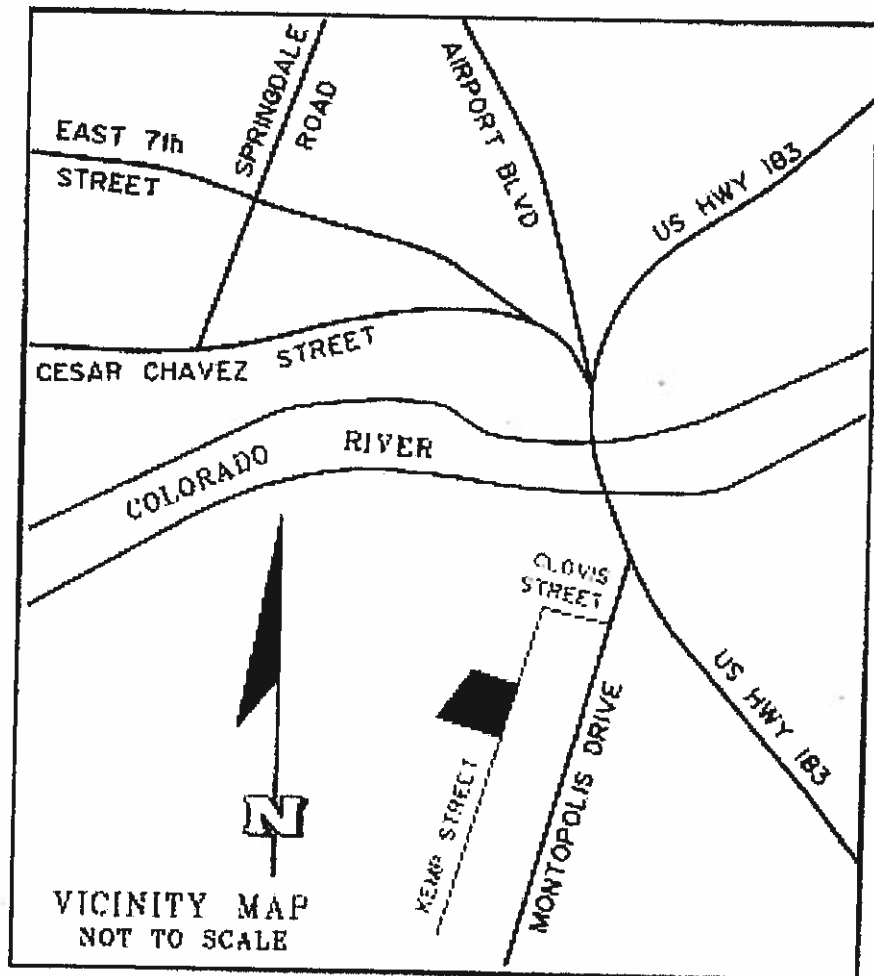
PLANNING COMMISSION ACTION:

CASE MANAGER: Cesar Zavala

PHONE: 974-3404

E-mail: Cesar.Zavala@austintexas.gov

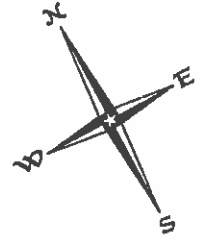
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HERRERA ADDITION

Preparation Date: June 28, 2011
 Submittal Date: July 1, 2011

SCALE: 1" = 50'



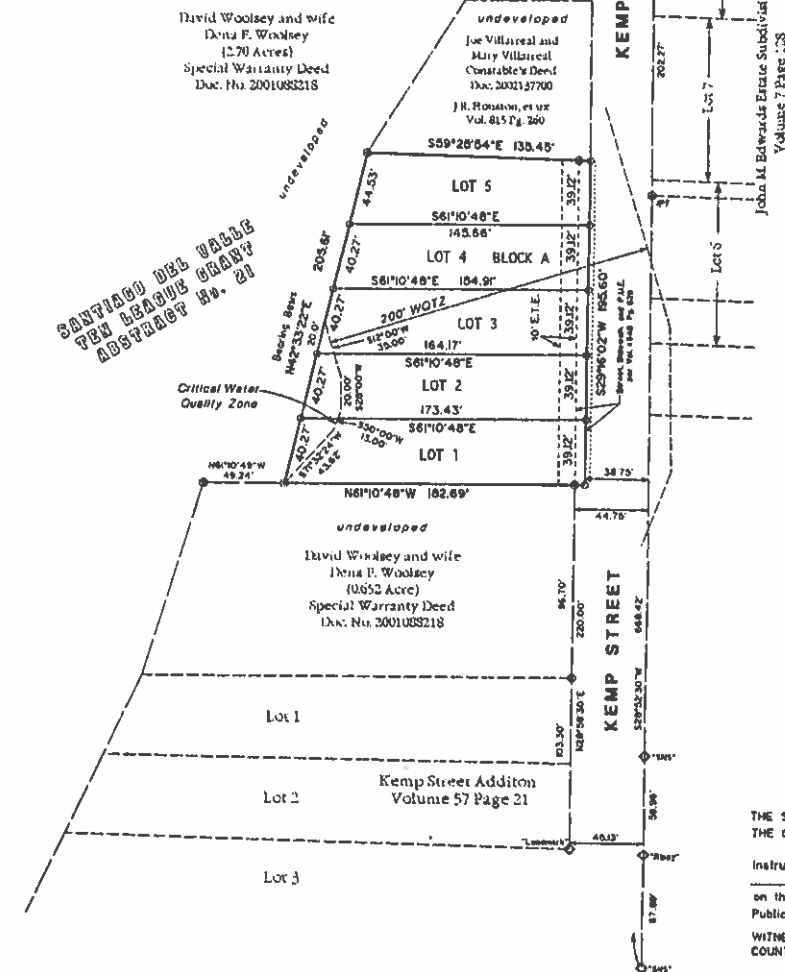
- Legend**
- PR: Iron Pipe Found
 - IR: Iron Rod Found
 - CM: Coded "X" Mark in Concrete Found
 - OR: Iron Rod Set with plastic cap
 - IM: Inlaid with "Mail Caron, Inc."
 - CR: Capped Iron Rod Found (as noted)
 - PC: Proposed Concrete Sidewalk
 - E.T.E.: Electric and Telecommunications Easement
 - WQ12: Water Quality Transition Zone (Record Bearing and Distance)

LOT SUMMARY

Lot	Area (Square Feet)
Lot 1	6,985
Lot 2	6,602
Lot 3	6,240
Lot 4	6,879
Lot 5	6,798
Total Area	31,484

Total Area = 31,484 Square Feet = 0.723 Acre

NOTE:
 Each lot in this subdivision is limited to 1,872 square feet of impervious cover.



THE STATE OF TEXAS
 THE COUNTY OF TRAVIS
 KNOW ALL MEN BY THESE PRESENTS:

That I, Jesus J. Herrera, owner of that certain (0.75 acre) tract of land out of the Santiago Del Valle Ten League Grant Abstract No. 21 in Travis County, Texas, as conveyed to me by General Warranty Deed recorded in Document No. 2005049015 of the Official Public Records of Travis County, Texas, do hereby subdivide said tract of land in accordance with the attached map or plat shown hereon pursuant to Chapter 212 of the Texas Local Government Code, to be known as

HERRERA ADDITION

and do hereby dedicate to the Public the use of all streets and easements shown hereon, subject to any easements and/or restrictions heretofore granted, and not released.

WITNESS MY HAND this the 23 day of January, A.D. 2012

Jesus J. Herrera
 Jesus J. Herrera
 6608 Ballinger Street
 Austin, Texas 78741

THE STATE OF TEXAS
 THE COUNTY OF TRAVIS

I, the undersigned authority, on this the 23 day of January, A.D., 2012, did personally appear Jesus J. Herrera, known to me to be the person whose name is subscribed to the foregoing instrument of writing, and he acknowledged before me that he executed the same for the purposes and consideration herein expressed.

NOTARY PUBLIC Alma Paloma Ruiz
 Printed Name Alma Paloma Ruiz
 Commission Expires 05-03-2014



THE STATE OF TEXAS
 THE COUNTY OF TRAVIS

I, Dana DeBeauvoir, Clerk of Travis County, Texas, do hereby certify that the foregoing instrument of Writing and its Certificate of Authentication was filed for record in my office on the _____ day of _____, 2012, A.D., at _____ o'clock _____ M., and duly recorded on the _____ day of _____, A.D., at _____ o'clock _____ M. in the Official Public Records of said County and State in Document No. _____

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK OF SAID COUNTY this the _____ day of _____, 2012 A.D.

DANA DEBEAUVOUR, COUNTY CLERK TRAVIS COUNTY, TEXAS

BY: _____
 Deputy

This subdivision is located in the Full Purpose Jurisdiction of the City of Austin this the _____ day of _____, 2012.

ACCEPTED AND AUTHORIZED for record by the Director, Planning and Development Review Department, City of Austin, County of Travis, this the _____ day of _____, 2012, A.D.

Greg Guernsey, Director, Planning and Development Review Department

ACCEPTED and AUTHORIZED by the Planning Commission of the City of Austin, Texas, this the _____ day of _____, 2012.

Dave Sullivan, Chairperson

Sandra Kirk, Secretary

NOTE:

THE WATER AND/OR WASTEWATER EASEMENTS INDICATED ON THIS PLAT ARE FOR THE PURPOSE OF CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, UPGRADE, DECOMMISSIONING AND REMOVAL OF WATER AND/OR WASTEWATER FACILITIES AND APPURTENANCES. NO OBJECTS, INCLUDING BUT NOT LIMITED TO, BUILDINGS, FENCES, RETAINING WALLS, TREES OR OTHER STRUCTURES ARE PERMITTED IN WATER AND/OR WASTEWATER EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN.